

2013-005970

Klamath County, Oregon

05/28/2013 04:01:26 PM

Fee: \$57.00

mtl 97353-ms

After Recording Return To:

Judy J. Call

P.O. Box 7651

Klamath Falls, OR 97602

**SPECIAL WARRANTY DEED**

By and between

**JPMorgan Chase Bank, N.A.**, as Grantor  
**1400 E Newport Center Drive**  
**Deerfield Beach, FL 33442**

and

**Judy J. Call**  
**P.O. Box 7651**  
**Klamath Falls, OR 97602**

Until a change is requested, all tax statements  
shall be sent to the following address:

Judy J. Call

P.O. Box 7651

Klamath Falls, OR 97602

The true consideration for this conveyance is **\$52,000.00.**

57 AMT

DP

## SPECIAL WARRANTY DEED

**JPMorgan Chase Bank, N.A.** a(n) National Association ~~\_\_\_\_\_~~  
whose mailing address is 270 Park Avenue, New York, NY 10017 ("Grantor"), conveys and  
specially warrants to **Judy J. Call**  
whose mailing address is P.O. Box 7651, Klamath Falls, OR 97602 ("Grantee"), the real  
property described on Exhibit A attached hereto and made a part hereof, free of encumbrances  
created or suffered by the Grantor except for those matters set forth on Exhibit B attached hereto  
and made a part hereof.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

(Signature Page Follows)

A handwritten signature in black ink, appearing to be 'JP' or similar, with a small mark below it.

(Signature Page for Special Warranty Deed)

Dated this 22nd day of May, 2013

BY SIGNING BELOW, THE UNDERSIGNED CERTIFIES THAT THE CONSIDERATION STATED IN THIS DEED IS THE TRUE AND ACTUAL CONSIDERATION FOR THE TRANSFER OF THE PROPERTY.

**GRANTOR:**

JPMorgan Chase Bank, N.A. a(n) national association

By: \_\_\_\_\_

Name: Tricia Foldessy, VP

Its: \_\_\_\_\_

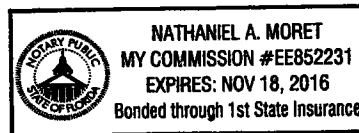
STATE OF FLORIDA )

COUNTY OF BROWARD )

This instrument was acknowledged before me on May 22, 2013, by Tricia Foldessy ~~Vice President~~, as the Vice President of JPMorgan Chase Bank, N.A., a(n) national association **Personally Known**

Nathaniel A. Moret  
Notary Public for Florida

My commission expires: 11/18/2016



**EXHIBIT A**

**Legal Description**

**Grantor conveys and specially warrants to Judy J. Call, Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No. 2010-010194**

Unit 10723 (Vincent Drive), Tract 1365 - FALCON HEIGHTS CONDOMINIUMS STAGE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

A handwritten signature, possibly reading "J. Call", is written in black ink.

## **EXHIBIT B**

### **Permitted Exceptions**

1. The lien of taxes and assessments for the current year and subsequent years.
2. Matters that would be shown by an accurate survey and inspection of the property.
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable.
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist).
5. All roads and legal highways.
6. Rights of parties in possession (if any).
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

A handwritten signature in black ink, appearing to be 'Dhp' or similar, located at the bottom center of the page.